

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
SM/S Windsor Mill Road * ZONING COMMISSIONER
6 ft. SE of 4th Avenue *
7109 Windsor Mill Road * OF BALTIMORE COUNTY
2nd Election District *
1st Councilmanic District *
Marjorie L. DeVries, Legal Owner * Case No. 90-471-A
IBL Realty Partnership *
Contract Purchaser *
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 255.1 (238.2) to allow existing side yard setbacks of 22 feet in lieu of the required 30 feet and Section 409.4.A to allow an existing driveway a width of 10 feet in lieu of the required 20 feet, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioner, Steven D. Schonberger, a partner of Contract Purchaser, IBL Realty Partnership, appeared and testified. There were no Protes-

testimony indicated that the subject property, known as 7109 Windsor Mill Road, consists of 36,754 sq. ft. +/-, zoned M.L.-IM and is currently improved with a 1-1/2 story single dwelling which the Petitioner desires to convert to office use.

Mr. Steven Schonberger testified that his company is desirous of converting the subject structure for office use to support his small lighting company known as Industrial Bulb and Light Company. Mr. Schonberger testified that while he does intend to use a portion of the structure for warehouse use, no retail sales will be conducted from the site. He testified that, including himself, there will only be three full time employees

on the site on a regular basis. Mr. Schonberger testified that while the subject driveway is only 10 feet wide at its narrowest point, he anticipates only three (3) domestic vehicles on the site at any one time. Mr. Schonberger further testified that he would suffer undue hardship and practical difficulty should the requested variance be denied.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, in part, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good. However, the narrowness of the subject driveway is of particular concern. Although the Petitioner testified that his company would be maintaining a relatively light vehicular use of the property, there is no guarantee that future owners of this property would use the property in a like manner. A substantial increase of vehicular traffic using the sub-

ject driveway for ingress and egress to the site would create a traffic hazard along Windsor Mill Road. Therefore, the variance relief requested relative to the subject driveway must be denied.

It has been established that the requirements from which the Petitioner seeks relief relative to the side yard setback would unduly restrict the use of the land due to the special conditions unique to this particular parcel, if the side yard variance relief were denied. In addition, this variance will not be detrimental to the public health, safety and general welfare of the community and, therefore, should be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted, in part.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 3rd day of July, 1990 that the Petition for a Zoning Variance, pursuant to Section 409.4.A, to allow an existing driveway width of 10 feet in lieu of the required 20 feet is hereby DENIED; and

IT IS FURTHER ORDERED, that the requested variance from Section 255.1 (238.2.) to allow existing side yard setbacks of 22 feet in lieu of the required 30 feet, in accordance with Petitioner's Exhibit No. 1, is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner shall comply with all Baltimore County Public Works standards and comply with all comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC), which are adopted in their entirety and made a part of this Order.

2. The Petitioner shall obtain authorization from the Deputy Director of Planning and Zoning prior to the placement of any dumpster on the subject site. Said authorization shall require

subject site. Said authorization shall require the subject dumpster to be screened as the Deputy Director deems appropriate.

3. The Petitioner shall prepare a landscape plan and submit same to the Baltimore County Landscape Planner for approval. Said landscaping plan shall be submitted to the Zoning Commissioner for final approval. The approved landscaping plan must be presented prior to the issuance of an occupancy permit for the subject site.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH/mm
cc: Larry Lockhart, Esquire
cc: Peoples Counsel

ORDER RECEIVED FOR FILING
Date 7/3/90
By Mr. Lockhart

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

June 29, 1990



Mr. Steven D. Schonberger
IBL Realty Partnership
111 W. Susquehanna Avenue
Towson, Maryland 21204

RE: Petition for Zoning Variance
Case No. 90-471-A

Dear Mr. Schonberger:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in part, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

J. Robert Haines
J. Robert Haines
Zoning Commissioner

JRH:mm
encl.
cc: Peoples Counsel
cc: Larry Lockhart, Esquire
6660 Security Boulevard
Baltimore, Maryland 21207

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-471-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 255.1 (238.2) to allow existing side yard setbacks of 22 ft. in lieu of required 30 ft. and Section 409.4.A to allow an existing driveway a width of 10 ft. in lieu of the required 20 ft. as follows:

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

To be discussed at hearing

Property is to be posted and advertised as prescribed by Zoning Regulations. The contract purchaser and I, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: IBL Realty Partnership
(Type or Print Name)
Steven D. Schonberger
Signature
111 W. Susquehanna Ave.
Address
Towson, Md. 21204
City and State
Attorney for Petitioner:
(Type or Print Name)
111 W. Susquehanna Ave.
Address
Towson, Md. 21204
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
LARRY LOCKHART - ATTORNEY
Name
6660 SECURITY
Address
Attorney's Telephone No.: 944-4474

ORDERED By The Zoning Commissioner of Baltimore County, this 25 day

July, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106 County Office Building in Towson, Baltimore County, on the 6th day of June, 1990, at 9:30 o'clock A.M.

J. Robert Haines
J. Robert Haines
Zoning Commissioner of Baltimore County

ESTIMATED LENGTH OF HEARING - 1/2 hr.
AVAILABLE FOR HEARING
MOS./FRI./SAT. - NEXT TWO WEEKS
OTHER
DATE 3 Aug 1990

William E. Doyle
Professional Land Surveyor 8440
5312 Emerald Drive
Sykesville, Md. 21784
(301) 795-2210

Zoning Description

Description of Lewis M. White and Annie M. White property, situated on the southwest side of Windsor Mill Road, in Election District 2, Baltimore County, Maryland.
Beginning for the same at a point on the existing right of way line of Windsor Mill Road and being N 47°22'46"W and 6 ft. and distant from the centerline of 4th Avenue extended, running thence following the outline for the six following courses and distances, (1) 47°22'46"W 65.14 ft., (2) S 41°17'33"W 225.23 ft., (3) N 46°01'11"W 159.45 ft., (4) S 11°48'58"W 124.70 ft., (5) S 52°53'48"E 183.75 ft., (6) N 37°34'39"E 312.03 ft. to the place of beginning, containing 36754 Sq. Ft., or 0.8438 acre of land more or less, being known as 7109 Windsor Mill Road.

Zoning Description By:
William E. Doyle
William E. Doyle
Professional Land Surveyor 8440



receipt
Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
Account: R001-6150
Number
Date
4/03/90
PUBLIC HEARING FEES
020 - ZONING VARIANCE (OTHER)
LAST NAME OF OWNER: DEVRIES
Check # 7456 from Industrial Bulb & Lighting (Contract Purchaser)
B 017*****175D00 8036F
Please make checks payable to Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District 2nd
Date of Posting May 14 - 90
Posted for: Marjorie L. DeVries, owner, IBL Realty Partnership
Petitioner: Marjorie L. DeVries, owner, IBL Realty Partnership
Location of property: SW side of Windsor Mill Road, 6 ft. SE of 4th Avenue, 7109 Windsor Mill Road
Location of Sign: Along front of 7109 Windsor Mill Road
Remarks: See above
Posted by: J. Robert Haines
Number of Signs: 1
Date of return: May 18 - 90

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number
No. 2875

receipt

Date: 6/29/90

M9000985

	QTY	PRICE
PUBLIC HEARING FEES		
080 -POSTING SIGNS / ADVERTISING 1 X		\$124.68
TOTAL:		\$124.68

LAST NAME OF OWNER: DEVRIES

Please make checks payable to: Baltimore County

Cashier Validation:

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 079062

DATE: 6/29/90 ACCOUNT: R-001-615-000

AMOUNT: \$ 124.68

RECEIVED FROM: IBL

FOR: PIA 90-471-A

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

DATE: June 29, 1990

IBL Realty Partnership
111 W. Susquehanna Avenue
Towson, Maryland 21204

Re: Case Numbers 90-471-A

Gentlemen:

Please be advised that \$ 124.68 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING ON THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRHigs

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

DATE:

IBL Realty Partnership
111 W. Susquehanna Avenue
Towson, Maryland 21204

ATTN: STEVEN SCHNEIDER

Re: Petition for Zoning Variance
CASE NUMBER: 90-471-A
50/5 Windsor Mill Road, 6 ft. SE of 4th Avenue
7109 Windsor Mill Road
2nd Election District - 1st Councilmanic
Legal Owner(s): Marjorie L. DeVries
Contract Purchaser(s): IBL Realty Partnership
HEARING: WEDNESDAY, JUNE 6, 1990 at 9:30 a.m.

Gentlemen:

Please be advised that \$ is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING ON THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRHigs

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

DATE: April 26, 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Zoning Variance
CASE NUMBER: 90-471-A
50/5 Windsor Mill Road, 6 ft. SE of 4th Avenue
7109 Windsor Mill Road
2nd Election District - 1st Councilmanic
Legal Owner(s): Marjorie L. DeVries
Contract Purchaser(s): IBL Realty Partnership
HEARING: WEDNESDAY, JUNE 6, 1990 at 9:30 a.m.

Variance: To allow existing sideyard setbacks of 22 ft. in lieu of required 30 ft. AND to allow an existing driveway a width of 10 ft. in lieu of the required 20 ft.

In the event that this petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of Baltimore County

cc: IBL Realty Partnership
Marjorie L. DeVries
Larry Lockhart

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

DATE: May 23, 1990

Ms. Marjorie L. DeVries
111 W. Susquehanna Avenue
Towson, MD 21204

RE: Item No. 345, Case No. 90-471-A
Petitioner: Marjorie L. DeVries
Petition for Zoning Variance

Dear Ms. DeVries:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: IBL Realty Partnership
111 W. Susquehanna Avenue
Towson, MD 21204

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

DATE: May 23, 1990

Ms. Marjorie L. DeVries
111 W. Susquehanna Avenue
Towson, MD 21204

RE: Item No. 345, Case No. 90-471-A
Petitioner: Marjorie L. DeVries
Petition for Zoning Variance

Dear Ms. DeVries:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: IBL Realty Partnership
111 W. Susquehanna Avenue
Towson, MD 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Marjorie L. DeVries, Item No. 345

DATE: May 10, 1990

The Petitioner requests variances to side yard setback requirements for an existing building and to allow a driveway width of 10 ft. in lieu of the required 20 ft. In reference to this request, staff offers the following comments:

- The site contains an existing dwelling which is proposed to be converted to warehouse/office use. A waiver to CRG meeting and plan was granted on April 19, 1990 (W-90-131). In the course of the waiver application, the Applicant cited duplication of review in both the waiver and the zoning petition process as reasons for requesting a waiver. All comments on the review of this plan will be found only in this Petition for Zoning Variance request.
- The plan was reviewed by the Zoning Advisory Committee on May 9, 1990. All members present felt that the proposed driveway width of 10 ft. would cause a hazardous situation on Windsor Mill Road because that width would prohibit two-way travel at the entrance to the site. Additionally, the site contains vacant land in the rear, which could accommodate new construction, thereby intensifying the use of the site.
- Windsor Mill Road is proposed to be improved as a 40 ft. paved section on a 60 ft. right-of-way. The site plan should indicate these improvements to be made.
- The location of the dumpster, screened in accordance with the Landscape Manual, should be indicated.
- A final landscape plan is required prior to the issuance of any building permit. Screening of the adjacent residential use would need to be addressed at that time.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

Baltimore County
Department of Permits & Licenses
111 West Chesapeake Avenue
Towson, Maryland 21204
(301) 887-5610

Ted Zaleski, Jr.
Director

DATE: APRIL 13, 1990

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: MARJORIE L. DEVRIES
Location: #7109 WINDSOR MILL ROAD
Item No.: 345 Zoning Agenda: APRIL 24, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: Pat Keller, 4479D Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

APR 19 1990

90-471-A
4/19/90
MEMO from STEVE SCHONBERGER

Kode:
Please reference item # 345 which refers to our filing for a zoning variance. The attached letter was sent to me on April 13, 1990 indicating that the orphans court will not make or allow any further extensions on the estate accounting for the property we are purchasing at 7109 Windsor Mill Rd.

I wanted to forward this on to you so to see if would have any impact on the hearing date for our variance since they have put a limit on vs. Please let me know what you think so I can proceed with the orphans court or owners of 7109 Windsor Mill.

Thanks,
Steve Schomberger
Contract purchaser
923-6141

LAW-FAX:PT:LL:JH TEL No.301-265-5555 Apr 11,90 10:18 No.001 P.02

LARRY L. LOCKHART
ATTORNEY AT LAW

SUITE 8, PROFESSIONAL BUILDING
6660 SECURITY BOULEVARD
BALTIMORE, MD 21207
TELEPHONE (301) 844-4474
FAX NO. (301) 265-5555

March 20, 1990

Mrs. Marjorie DeVries
3215 Ramblewood Road
Ellicott City, Maryland 21043

Re: Estate of Annie M. White

Dear Mrs. DeVries:

The Court has ordered that the estate accounting must be filed on or before July 15, 1990. They will not extend any further accountings beyond that point. Hopefully we will have everything taken care of prior to that time.

If you have any questions, please give me a call. I've enclosed copies of the order for your records. Please send me a check for \$8.00 payable to Larry Lockhart, Escrow Account.

Very truly yours,

Larry L. Lockhart

LLL/jm
Enclosures

LAW-FAX:PT:LL:JH TEL No.301-265-5555 Apr 11,90 10:18 No.001 P.03

sale of the real property contained in said estate.

Marjorie DeVries
MARJORIE DEVRIES,
Personal Representative

LARRY L. LOCKHART, Attorney
6660 Security Blvd., SU. 8
Baltimore, MD 21207
444-4474

I HEREBY CERTIFY under the penalties of perjury that the facts and matters set forth in the aforesaid Petition are true and correct to the best of my information, knowledge and belief; that notice has been given to all interested parties in accordance with Estates & Trusts Article.

Marjorie DeVries
MARJORIE DEVRIES

3-15-90 Judge B. Page
for \$8.00 paid account - to
for 7-15-90
Kane H. Connelley

LAW-FAX:PT:LL:JH TEL No.301-265-5555 Apr 11,90 10:18 No.001 P.04

IN THE MATTER OF
THE ESTATE OF
ANNIE M. WHITE
Deceased

IN THE ORPHANS' COURT
OF BALTIMORE COUNTY
Estate No. 56726

ORDER

Upon the foregoing Petition, it is this 15 day of
May, 1990, by the Orphans' Court of Baltimore
County,

ORDERED, that MARJORIE L. DEVRIES, Personal Representative
of the estate of ANNIE M. WHITE, be allowed to file her final
accounting in this estate on or before 120 days from the date
of this order. Due July 15th, 1990

Alfred B. Page
Kane H. Connelley
JUDGES

Industrial Lighting Products
Industrial Bult & Lighting, Inc.
111 W. Susquehanna Avenue
Baltimore, Maryland 21204
1-301-823-6141

July 18, 1990

Mr. J. Robert Haines
Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204

Dear Mr. Haines:

In reference to the 7109 Windsor Mill Road property
(Case 90-471-A) please find enclosed the approval by the
Director of Planning for the Landscape waiver/modification
request form as you directed. A site plan showing existing
vegetation as well as pictures of the existing vegetation were
presented to Avery Hadden on July 11, 1990 at which time he
reviewed it and informed me of his approval of our site plan.
I hope this meets with your approval so we can move
forward in obtaining this property.
Thank you for your consideration.

Sincerely,
Steven D. Schomberger
Steven D. Schomberger
SDS/zn

RECEIVED
JUL 19 1990
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: May 14, 1990
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for April 24, 1990

The Developers Engineering Division has reviewed
the subject zoning items and we have no comments for Items
338, 343, 346, 348 and 350.

For Item 347, the previous County Review Group Comments
still apply.

For Items 344 and 349, a County Review Group Meeting is
required.

For Item 345, Windsor Mill Road shall be improved
as a 40-foot paving section on a 60-foot right-of-way.
Five (5) foot widening is required.

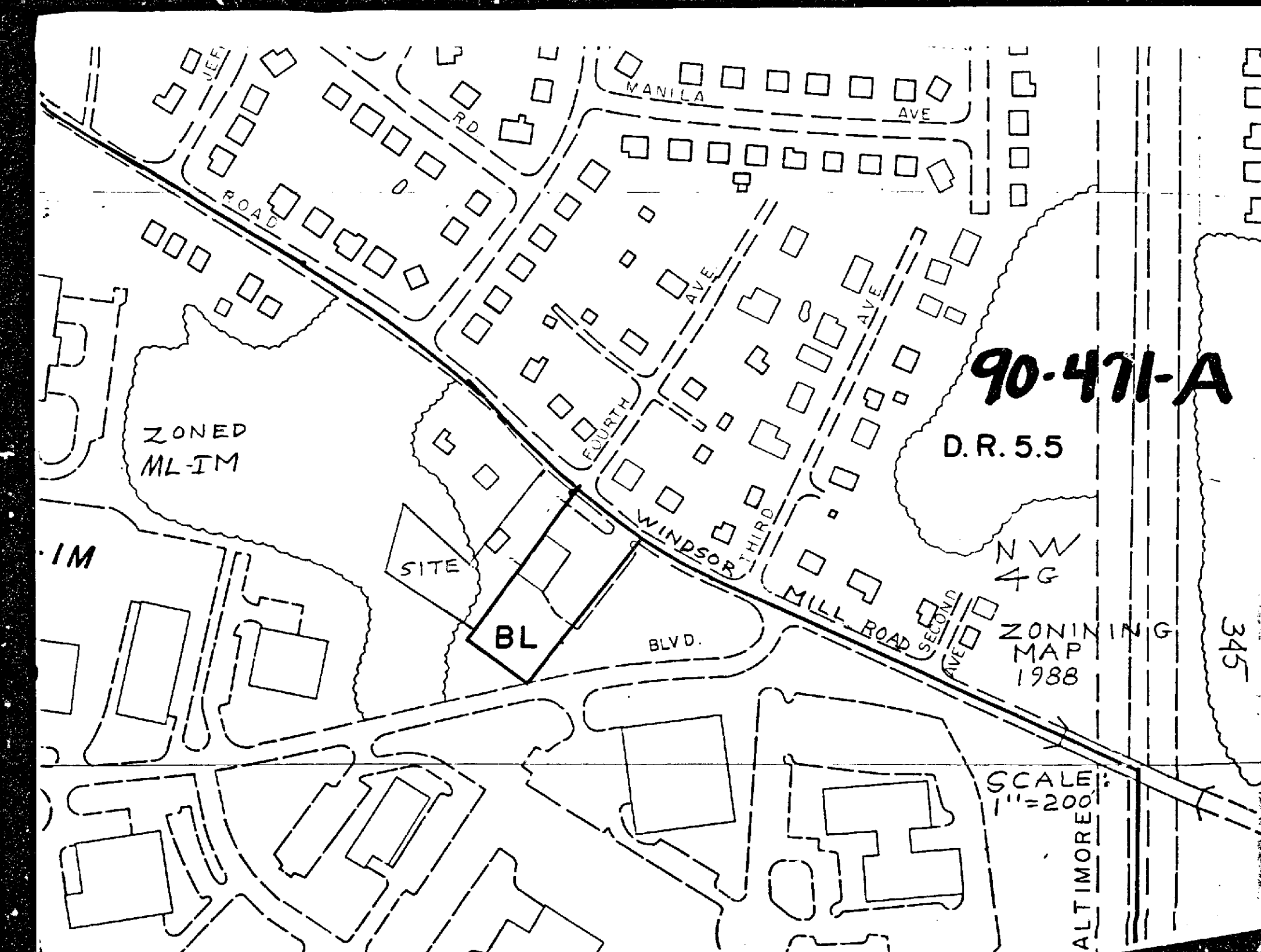
Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

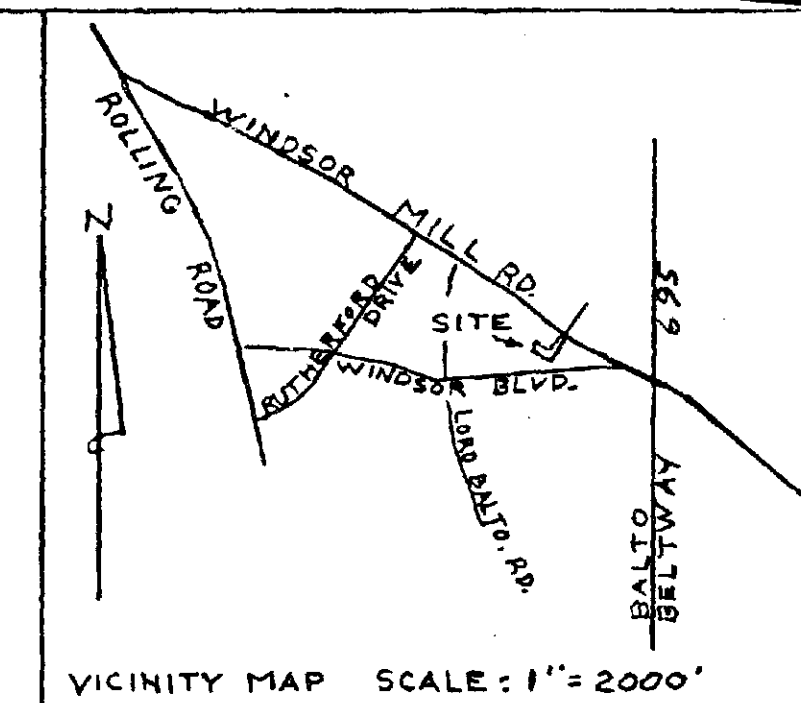
RWB:s

PETITIONER(S) EXHIBIT (2)



90-471A





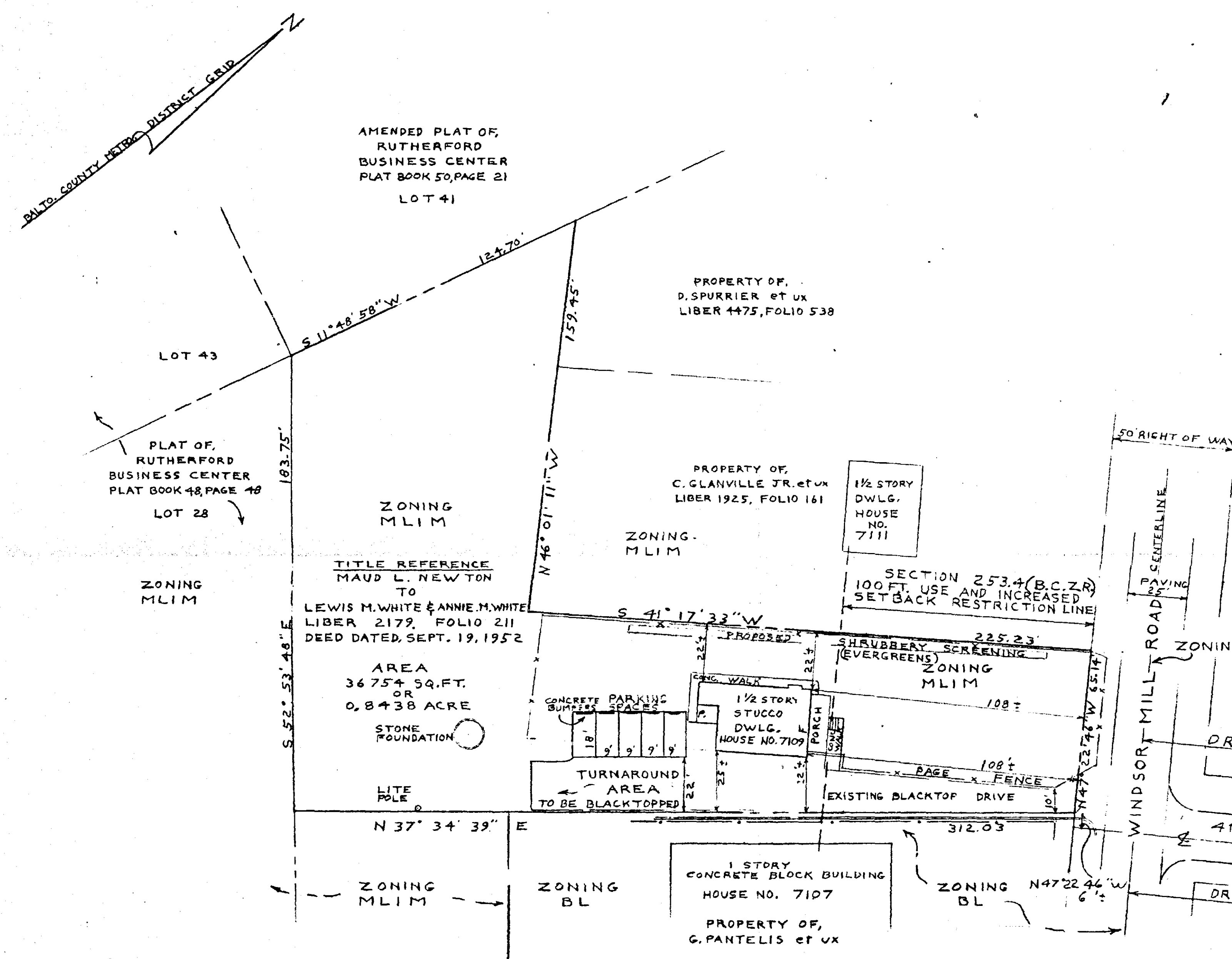
PETITIONER'S EXHIBIT 1

NOTES:
TAX MAP 87, BLOCK 12, PARCEL 65
COUNCILMANIC DISTRICT 1
PROPERTY NO. 0223350140
ZONING (SEE PLAT)
CENSUS TRACT 4024.01

EXISTING USE: DWELLING
PROPOSED USE OF PROPERTY:
INDUSTRIAL BULD & LIGHTING CO.
OFFICE & WAREHOUSE & WILLCALL
ADDRESS:
111 WEST SUSQUEHANNA AVENUE
TOWSON MD. 21204
C/O MR. STEVEN SCHONBERGER
PHONE NO. 823-6141

SITE AREA: 36754 SQ. FT.
FLOOR AREA: 1154 SQ. FT.
RATIO: 0.0314
PARKING:
WAREHOUSE EMPLOYEES SPACES .. 3
OFFICE EMPLOYEES 3.3/1000 SQ. FT. -- 1.32
COUNTER EMPLOYEES 5/1000 -- 0.5
TOTAL REQUIRED: 4.82
TOTAL PROVIDED: 5.00

90-471-A



VARIANCE REQUESTED FOR
SIDEYARDS FROM 30 FT. to 22 FT.
AND DRIVEWAY WIDTH FROM 22 FT. to 10 FT.
ATTIC & BASEMENT TO BE
USED FOR STORAGE.
ALL PARKING AND DRIVEWAYS
WILL BE BLACKTOPPED AND
PERMANENTLY STRIPED.

WILLIAM E. DOYLE
Professional Land Surveyor 8440
5312 Emerald Dr. Ph. 795-2210
SYKESVILLE, MD 21784

OCCUPANCY & VARIANCE PLAT
7109 WINDSOR MILL ROAD
PROPERTY OF
LEWIS M. WHITE & ANNIE M. WHITE
his wife
ELECTION DISTRICT 2
BALTIMORE COUNTY MARYLAND
SCALE: 1" = 30'
DRAWN: FEBRUARY 9, 1990
REVISED: MARCH 10, 1990
REVISED: MARCH 21, 1990